



HAZEL GROVE, KINGWOOD, RG9



AN IMMACULATELY PRESENTED CONTEMPORARY FAMILY HOME

A fantastic family home, situated on the Wyfold Country Estate, with access to over 180 acres of maintained Wyfold estate grounds, including two tennis courts and extensive country walks.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, gas and water. Private drainage.



THE PROPERTY

Upon entering this spacious and light-filled home, you are welcomed by a reception hall that leads to four reception rooms and stairs that rise to the first floor. The double-aspect sitting room features a beautiful stone fireplace, high ceilings with cornices, and French doors that open to the garden.

A highlight of this property is the open-plan kitchen/breakfast/family room, which offers lovely views of the rear garden. The kitchen area features a range of wall and base units beneath a granite worktop, along with a seating area at a breakfast bar. It is equipped with integrated appliances, including a dishwasher, microwave, fridge, freezer, and a range cooker. There is ample space for a dining table, and a superb roof lantern floods the area with natural light, there is also space for a seating area. Doors open out to the patio, making this space ideal for open-plan family living.







THE PROPERTY (CONTINUED)

The ground floor is further enhanced by a useful playroom, a study, and a family room with French doors that open into the garden. There is also a utility room with fitted units and cupboards, which includes a door leading to the double garage.

On the first floor is a spacious, central landing area. The principal bedroom has an en suite shower room and a separate dressing area with wardrobes. Additionally, there is one guest bedroom with an en suite bathroom, two bedrooms with access to a Jack-and-Jill bathroom, and one further bedroom. All the bedrooms have fitted wardrobes.

DIRECTIONS (RG9 5NH)

From Henley-on-Thames, continue past the Town Hall, up Gravel Hill, passing Badgemore Golf Club, and through Rotherfield Greys to the T junction at Bolts Cross (B481). Turn left signposted to Reading and Sonning Common, down Peppard Hill, and turn right to Kidmore End and Woodcote. At the crossroads, turn right on to the Stoke Row Road. Proceed 1 mile and turn left into Lime Avenue, which leads into The Wyfold Estate. Take the first right turn into Hazel Grove, the property is on the right.



GARDEN AND SITUATION

You enter the property via a gated driveway that provides private parking for several cars and leads to the double garage.

The south-west-facing rear garden is primarily laid to lawn, bordered by mature hedging, which gives a great sense of privacy. The garden features a lovely terrace with an additional paved/gravelled area to one side, ensuring you make the most of sunlight all day and is ideal for al fresco entertaining. Additionally, the garden has a gateway that connects to the neighbouring woodland and footpaths.

Hazel Grove is superbly located within the Wyfold Park Estate, a 180+ acre area of parkland in the Chilterns, an area of outstanding natural beauty, and a conservation area. The neighbouring town of Henley-on-Thames offers a broad selection of amenities and day-to-day shopping with specialist retailers, boutiques and restaurants. In the town of Reading, you will find large shopping centres, the mainline train station to London Paddington (30 minutes), and the M4 Jct 12. Numerous good primary and state schools are nearby, as are several excellent private schools such as The Oratory and Moultsford.



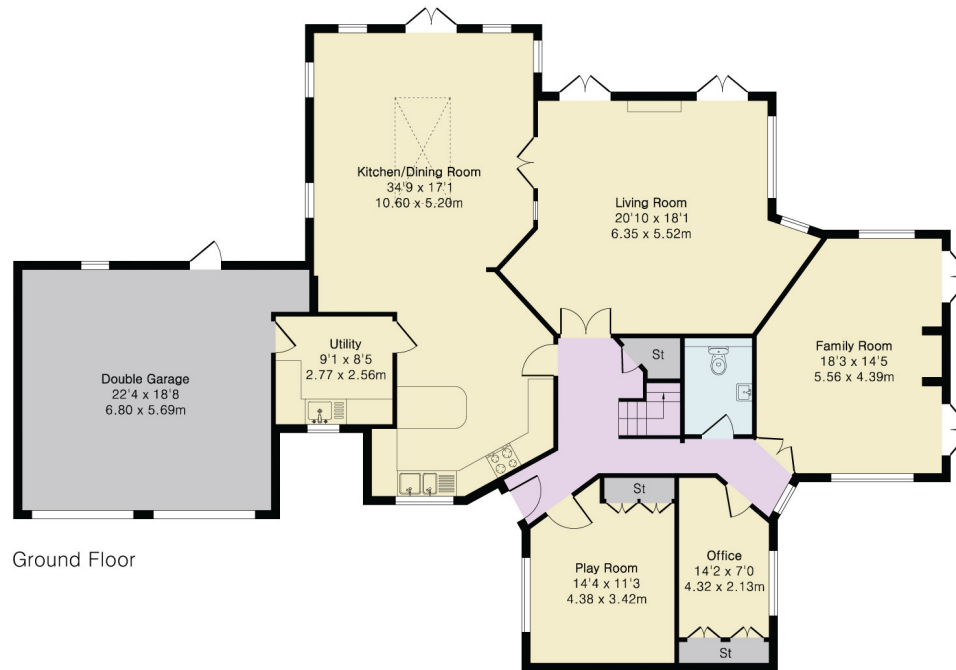




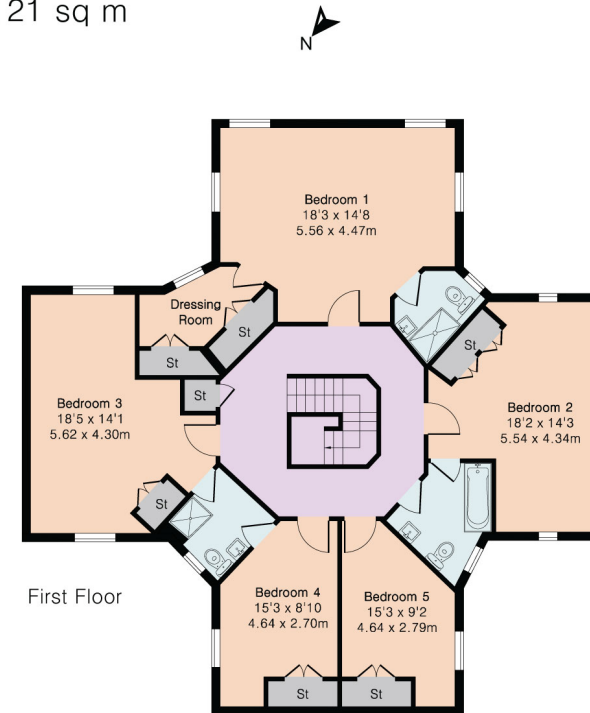
Approximate Gross Internal Area 3341 sq ft - 310 sq m

Ground Floor Area 2039 sq ft – 189 sq m

First Floor Area 1302 sq ft – 121 sq m



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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